



# PLANNING COMMISSION AGENDA Special Meeting December 13, 2021

**PUBLIC ADVISORY:**  
**THE CITY COUNCIL CHAMBER AND/OR LOBBY WILL ONLY BE OPEN TO THE  
PUBLIC FOR PUBLIC COMMUNICATIONS.**  
**(Face masks/coverings are required to be worn inside City facilities)**

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## ***How Can Members of the Public Observe the Meeting?***

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

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## ***How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?***

Join via Zoom from a PC, Mac, iPad, iPhone, or Android device, or by phone.

Please use this URL

<https://us06web.zoom.us/j/86827245051?pwd=YXNZVm5rS1VWV2M2ZkRmSjFPemtEQT09>

If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous.

OR

Join by phone: **1 669 900 9128 US**

Enter Meeting ID: **868 2724 5051**

Passcode: 901218

Your phone number is captured by the zoom software and is subject to the Public Records Act unless you first dial "\*67" before dialing the number as shown above to remain anonymous.

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber or via Zoom. **All persons present in the Lobby or Council Chamber must wear a face mask at all times.** For in person comments, please fill out a Speaker Card located in the Chamber Lobby and for Zoom comments, notify meeting host by raising your virtual hand (see hand icon located in the "Reactions" button at bottom of screen) and you will be invited to speak. *The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.*

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: [planning@elsegundo.org](mailto:planning@elsegundo.org). **Please include the meeting date and item number in the subject line.** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your

comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

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*Additional Information:*

**For this special meeting, the public can only comment on items listed on the agenda during the public communications portions of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is five (5) minutes per person.**

***Before speaking to the Planning Commission, please state your name and residence and the organization you represent, if desired. Please respect the time limits.***

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DATE: Monday, December 13, 2021

TIME: 5:30 p.m.

PLACE: Teleconference/Videoconference and in-person at:  
City Council Chambers  
350 Main Street, El Segundo, CA 90245

VIDEO: El Segundo Cable Channel 3 (Live).  
Replayed Friday following Thursday's meeting  
at 1:00 pm and 7:00 pm on Channel 3.  
(Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items.

For this special meeting, the public can only comment on items listed on this agenda during the public communications portion of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is generally five minutes per person.

Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the Planning and Building Safety Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Development Services Department and on the City's website, [www.elsegundo.org](http://www.elsegundo.org).

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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**A. Call to Order**

**B. Pledge of Allegiance**

**C. Roll Call**

**D. Public Communications** (Related to items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of \$50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.

**E. Written Communications** (other than what is included in agenda packets)

**F. Consent Calendar**

All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next agenda heading.

None.

**G. Continued Business – Public Hearing**

None.

**H. New Public Hearings**

None.

**I. New Business:**

- 1. Receive and File the Single Family (R1) Residential Existing Conditions, Findings, and Considerations Report; and Study Session Regarding Multi-Unit Options and Recommendations to address the requirements of Senate Bill 9 (SB9). (MA/ES)**

**Project Description:** Pursuant to Senate Bill No. 9, effective January 1, 2022, cities are mandated to allow subdivisions of R1 properties and also allow construction of multiple units on said properties. The presentation includes an introduction to Senate Bill No. 9, what is allowed and required pursuant to the Senate Bill; an overview of the existing conditions of City of El Segundo R1 zoned properties; and seeking feedback on design considerations to address the requirements of SB9.

**Environmental Determination:** N/A.

**RECOMMENDED ACTION:** Consider the presentation and provide feedback and direction to staff to prepare an ordinance addressing the requirements established by Senate Bill No. 9 through specific objective design and development standards.

- J. Report from Director of Development Services or designee**
- K. Report from the City Attorney's office**
- L. Planning Commissioners' Comments**
- M. Adjournment**—next regular scheduled meeting for January 13, 2022, at 5:30 pm.

POSTED: *Venus Wesson*  
(Signature)

*December 08, 2021*  
(Date and time)

**DRAFT**

CITY OF

# EL SEGUNDO

R-1 Multi-Unit Options Study and Recommendations

## **EXISTING CONDITIONS, FINDINGS, & CONSIDERATIONS REPORT**

November 24, 2021

**JK A**

How is the built-form character of El Segundo's single-family neighborhoods honored while implementing the requirements of recent State housing legislation, i.e. SB 9, etc.?



Eucalyptus Drive

- **Observations**
  - Neighborhood Tour
- **Policies Reviewed**
  - El Segundo General Plan
  - El Segundo Zoning Code
  - SB9
  - SB 330
- **Findings & Considerations**
  - General Findings & Considerations
  - 25' Lot Split Considerations
  - 50' Lot Split Considerations



Arena Street

1. Familiarize staff and decision-makers with State-legislated parameters for multi-unit construction within R-1 zoned areas.
2. Develop alternative approaches for design standards and guidelines for multi-unit residential construction within R-1 zones that build upon existing built-form patterns and community character.
3. Provide recommendations for amended and/or additional zoning standards and guidelines for multi-unit residential construction in R-1 zones.



- 1. Familiarize staff and decision-makers with State-legislated parameters for multi-unit construction within R-1 zoned areas.**
- 2. Develop alternative approaches for design standards and guidelines for multi-unit residential construction within R-1 zones that build upon existing built-form patterns and community character.**
3. Provide recommendations for amended and/or additional zoning standards and guidelines for multi-unit residential construction in R-1 zones.




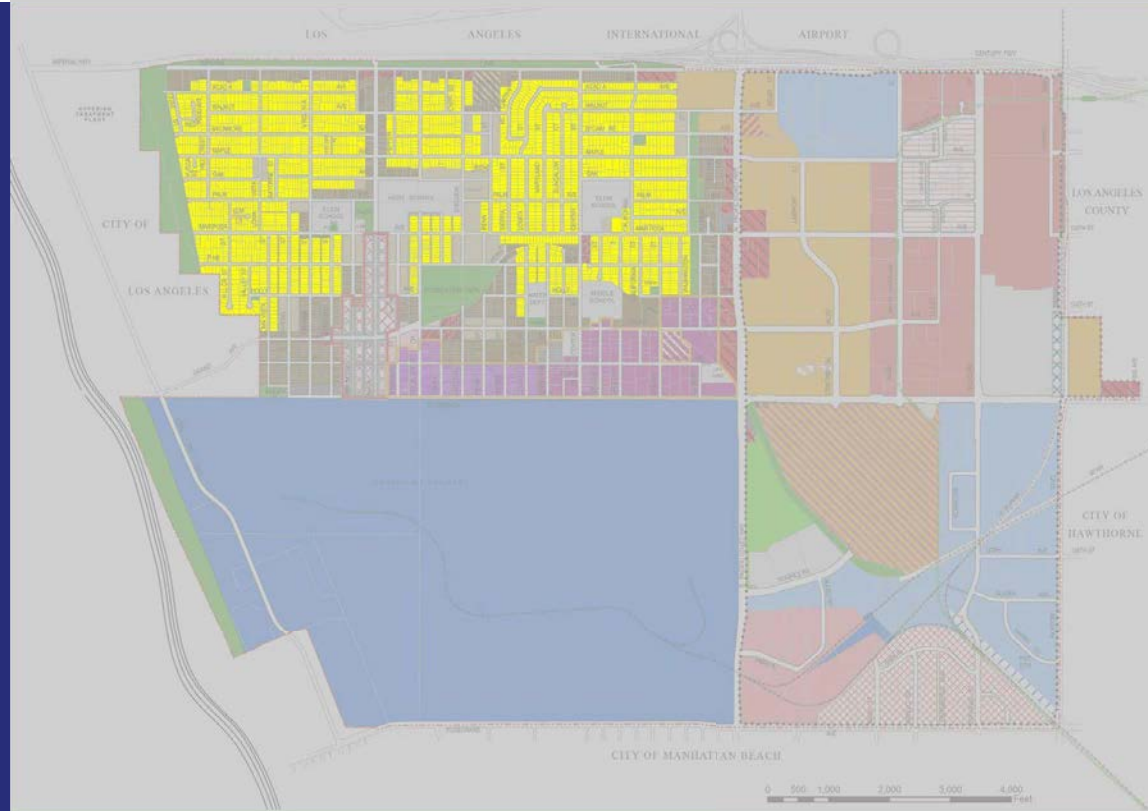
**EXISTING CONDITIONS,  
FINDINGS, AND  
CONSIDERATIONS REPORT**



Observations  
**NEIGHBORHOOD TOUR**

## Areas Observed

 Single-Family Residential (R-1)





Typ. 320'x800' **block** without alley



Typ. 320'x500' block with alley

“**Block**”: the smallest rectangular group of several buildings in a city, surrounded by streets and not counting any type of thoroughfare within the area of a building or comparable structure.



Typ. 25'x140' lot and typ. 50'x140' lot



25' lot observed



50' lot observed

flat roof

chimney



Built-Form Patterns: 1-story

porch



gable roof

entry  
element

landscaping

Built-Form Patterns: 1-story

cross gable  
major and  
minor massing



Built-Form Patterns: 2-story

entry porch

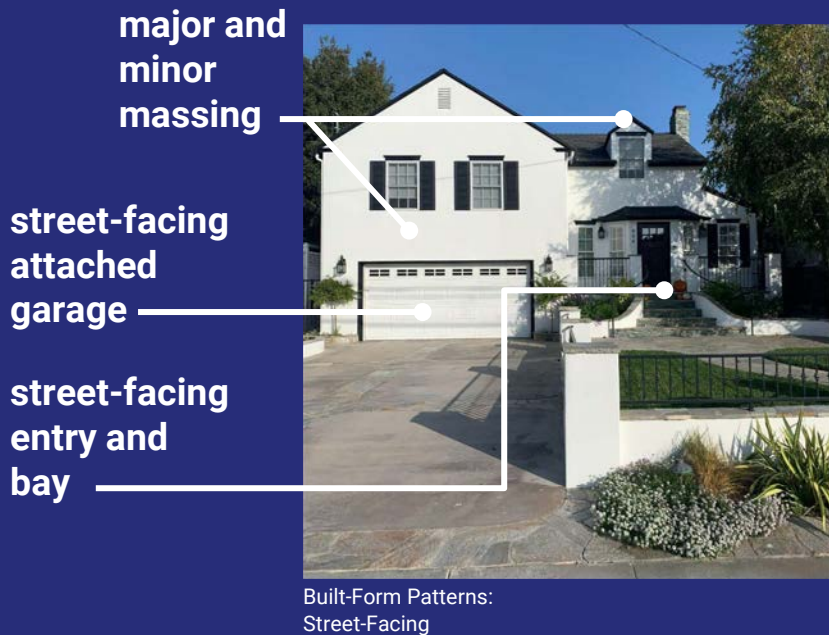
entry  
porch



Built-Form Patterns: 2-story

second level  
setback

front yard









Built-Form Patterns: Roof



Built-Form Patterns: Roof



recessed  
entry

pathway to  
sidewalk

Built-Form Patterns:  
Entry Element

bay window



landscape  
buffer

entry  
element

Built-Form Patterns:  
Entry Element

side setback

side yard stoop  
entry



Built-Form  
Patterns: 2  
Materials

**2 materials**

**entry element**



Built-Form  
Patterns: 2  
Materials

**2 materials**

**entry  
element**

second  
story  
offset

corner  
lot side  
entrance



Built-Form Patterns: Attached Garage

**street-facing  
attached garage**



Built-Form Patterns: Attached Garage

**alley-facing  
attached garage**

second  
story  
offset

detached  
garage in  
rear lot



Built-Form Patterns:  
Detached Garages

entry element

awning

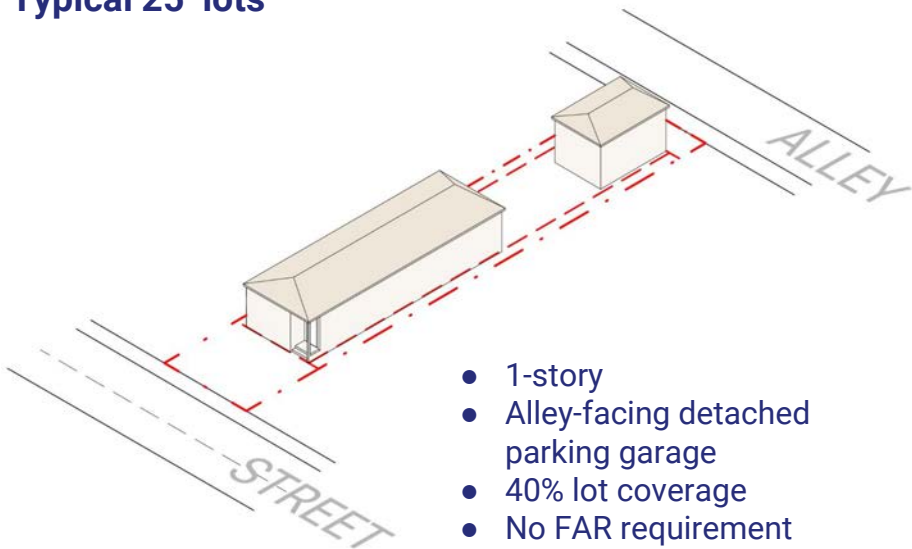


Built-Form Patterns:  
Detached Garages

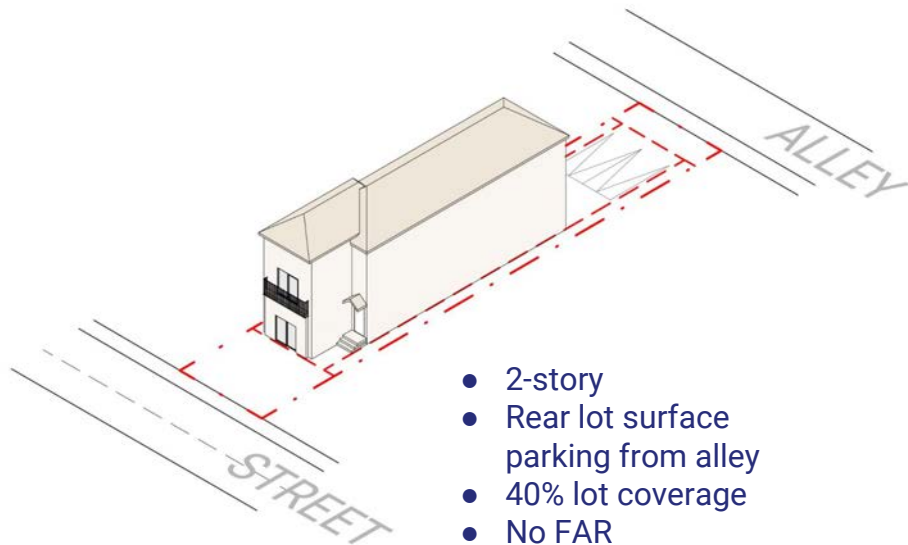
front-yard  
landscaping

driveway to  
rear lot

### Typical 25' lots

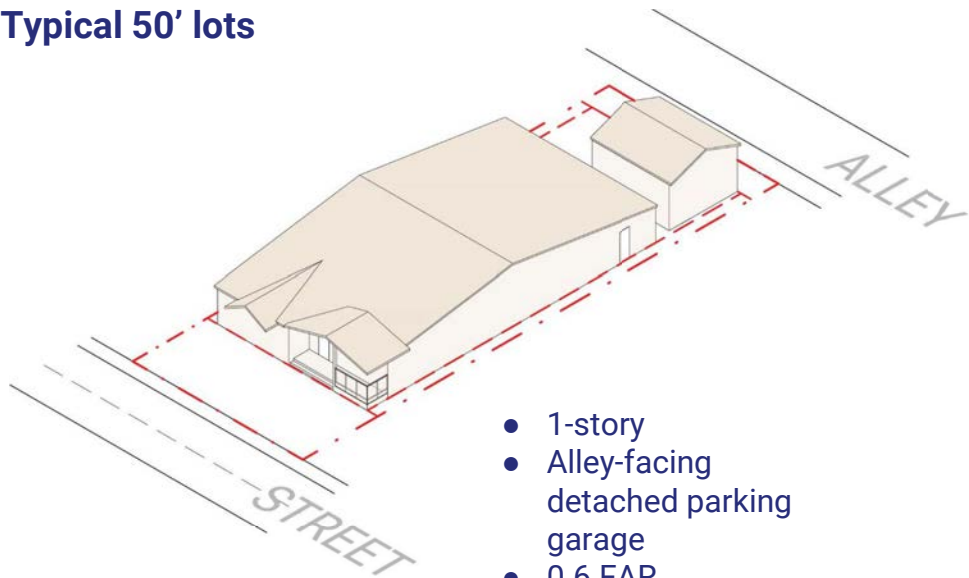


- 1-story
- Alley-facing detached parking garage
- 40% lot coverage
- No FAR requirement

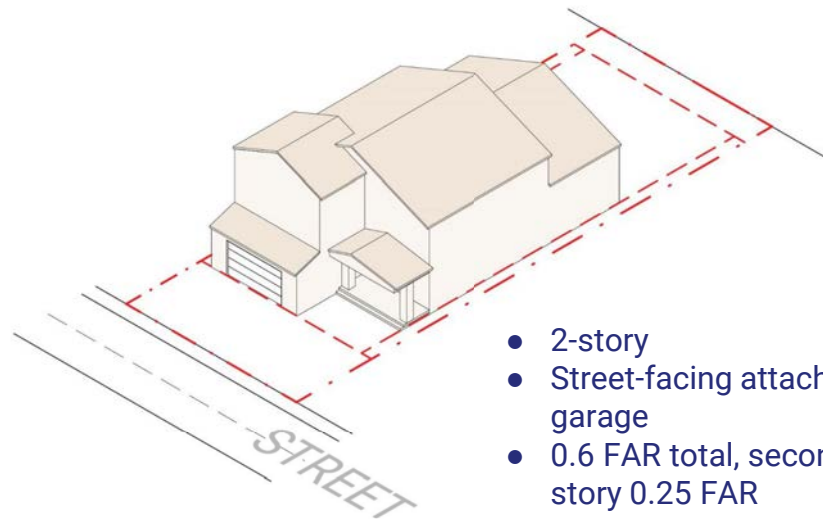


- 2-story
- Rear lot surface parking from alley
- 40% lot coverage
- No FAR requirement

### Typical 50' lots



- 1-story
- Alley-facing detached parking garage
- 0.6 FAR
- No lot coverage requirement



- 2-story
- Street-facing attached garage
- 0.6 FAR total, second story 0.25 FAR
- No lot coverage requirement



# **POLICIES REVIEWED**

- El Segundo General Plan
- El Segundo Zoning Code
- SB 9 - Housing Development: Approvals
- SB 330 - Housing Crisis Act of 2019

Policies Reviewed  
**El Segundo General Plan**

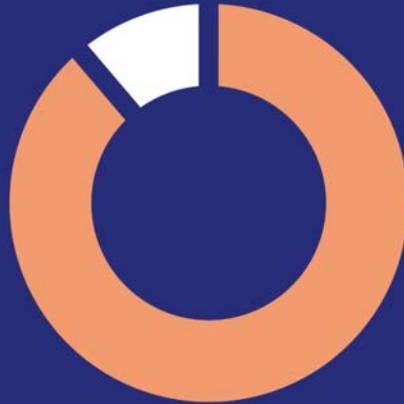
## 1992 General Plan Single-Family Objectives

- LU1-1: Preserve and maintain the City's low-medium density residential nature, with low building height profile and character, and minimum development standards.
- LU1-2.1: Enforce existing housing codes, which require minimum health and safety standards, to rehabilitate and revitalize areas that may need assistance.
- LU3-1: Preserve, protect, and extend, if possible, existing Single-Family Residential uses.
- LU3-1.2: Single-family units shall receive priority consideration in implementation of any rehabilitation programs implemented by the City.



As of 2020, **47.7%** of El Segundo's 7,463 units are single-family.

Source: 2020 Draft Housing Element



**88.8%** of El Segundo's housing stock is over 30 years old and may be subject to updating and/or change.

Source: 2020 Draft Housing Element

## Housing Goals (2020 Draft Housing Element)

- Encourage the rehabilitation of deteriorating dwelling units and conservation of the currently sound housing stock
- Provide new and affordable housing opportunities
- Provide opportunities for new housing construction in a variety of locations and a variety of densities
- Remove governmental constraints on housing development by allowing second units and other opportunities specified in the El Segundo Municipal Code



Eucalyptus Drive

Policies Reviewed  
**El Segundo Zoning Code**

Max. Base Height (ft)		
Characteristic	R-1 Lot Width (ft)	
	≤ 25'	> 25'
Pitched Roof	32' (2 stories)	
Flat Roof	26' (2 stories)	
Sloped Lot	6' max additional	

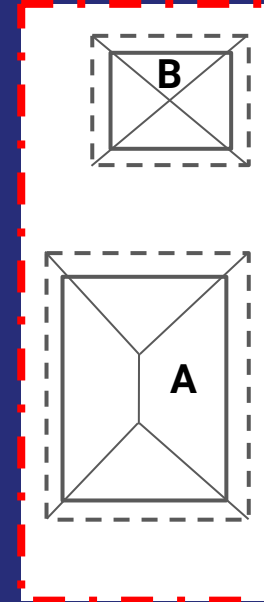


Single-family home with a pitched roof = max. 32' (2 stories).

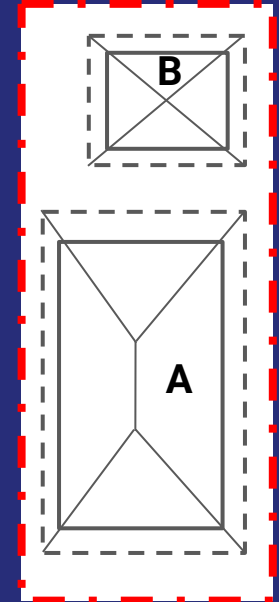
Max. Lot Coverage (%)		
Building Height (ft)	R-1 Lot Width (ft)	
	≤ 25'	> 25'
≥ 18'	40%	N/A
< 18'	47%	



Single-family home with a flat roof = max. 26' (2 stories).



A+B on a 25' lot is ≤40% if bldg. height is over 18'.



A+B on a 25' lot is ≤47% if bldg. height is 18' or under.



Max. FAR		
Building Floor	R-1 Lot Width (ft)	
	≤ 25'	> 25'
Total	N/A	0.60
First		0.60
Second		0.25

**“Floor Area Ratio (FAR)”:**  
the floor area or net floor area of all buildings on a lot, divided by the lot area.

Min. Setbacks (ft)		
Type	R-1 Lot Width (ft)	
	≤ 25'	> 25'
Front Yard + Rear Yard	min. 30' combined	
Front Yard	min. 22'	
Rear Yard	min. 5'	
Side Yard	min. 10% or 3'-5' per side	min. 10% or 3'-6' per side



Eucalyptus Drive

Parking		
Type	R-1 Lot Width (ft)	
	≤ 25'	> 25'
Off-Street Parking and Loading Spaces	<ul style="list-style-type: none"> <li>• Off-street parking required</li> <li>• Driveway/curb cut &lt;10' width</li> <li>• Driveway/curb cut &lt;16' width if for 2+ cars and exits directly onto front street</li> </ul>	
Vehicular Access	<ul style="list-style-type: none"> <li>• Vehicular access for R-1 lots abutting alleys must be from alley.                             <ul style="list-style-type: none"> <li>○ Exception: if &gt;80% properties on the block have (e) vehicular access from street</li> </ul> </li> </ul>	



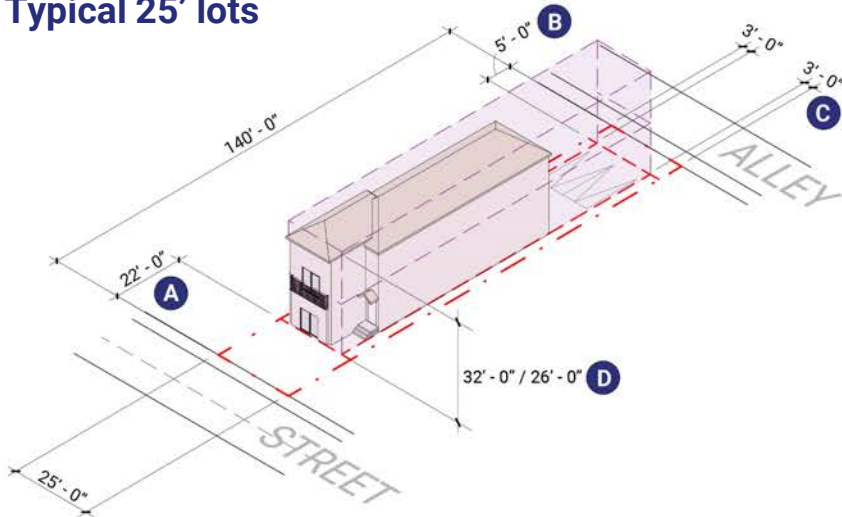
Palm Avenue

Landscaping Requirements	
R-1 Lot Width (ft)	
< 50'	≥ 50'
min. 25% of the front yard setback must have permanent landscaping, excluding hardscape materials	min. 35% of front yard setback must have permanent landscaping, excluding hardscape materials
<ul style="list-style-type: none"><li>• Landscape and irrigation must be provided on the front and street side setback area.</li><li>• Setbacks that front upon a public street must have a combination of hardscape and landscape except when devoted to parking</li></ul>	



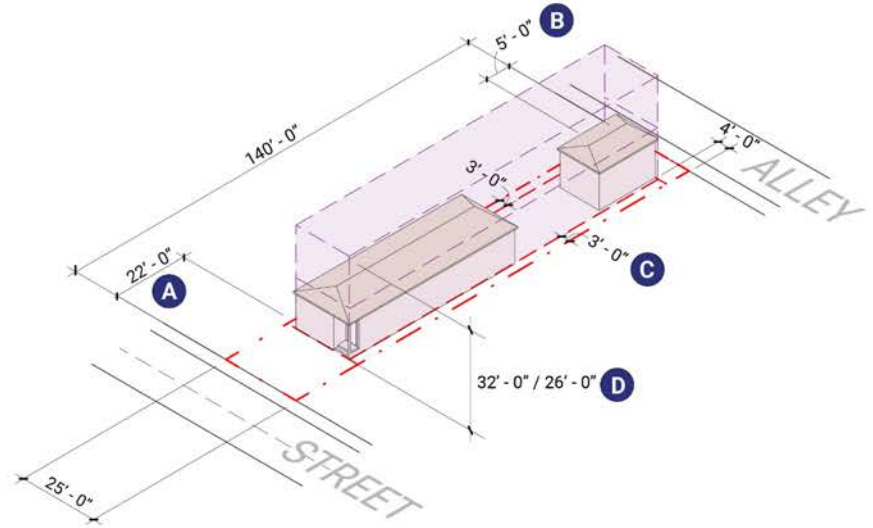
Palm Avenue

Typical 25' lots



Building Envelope Constraints

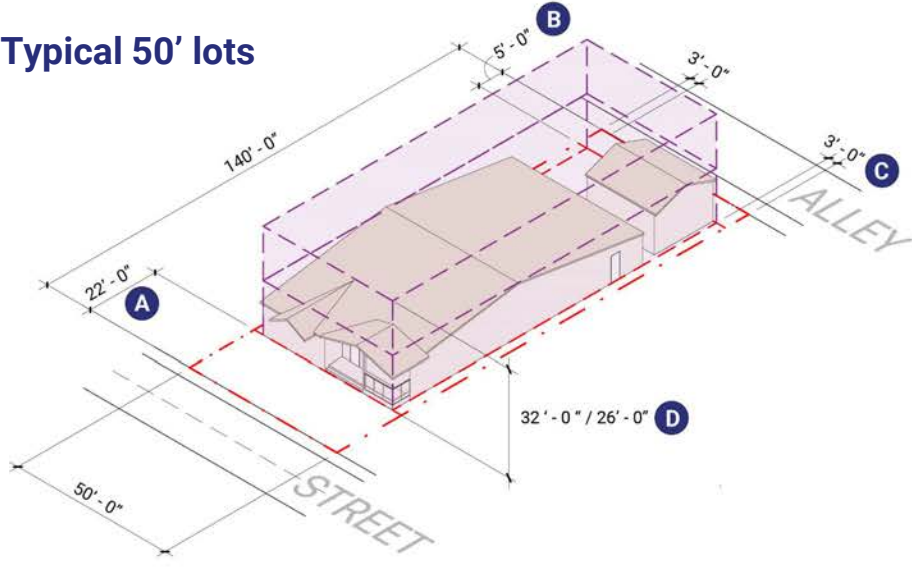
- A** + **B** = 30' min.
- A** Front Setback (min.)
- B** Rear Setback (min.)
- C** Side Setback (min.)
- D** Height max. (pitched roof / flat roof)



Building Envelope Constraints

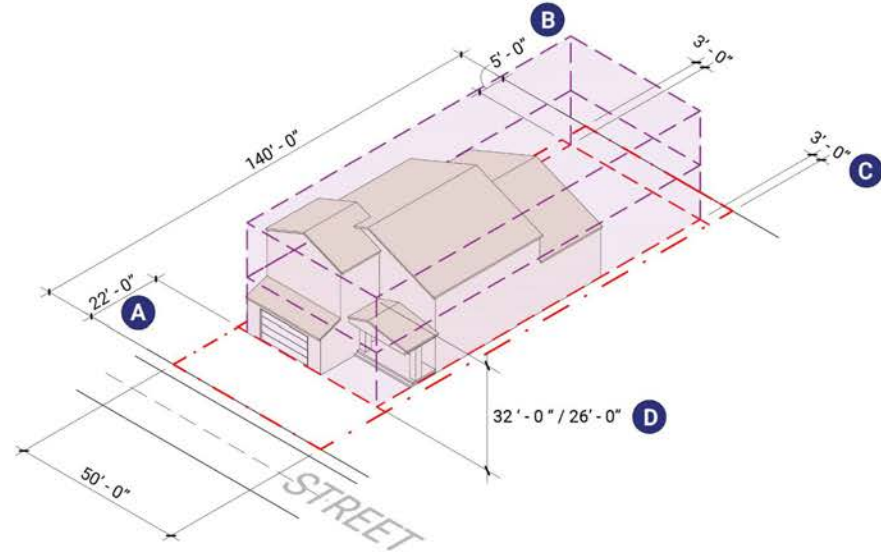
- A** + **B** = 30' min.
- A** Front Setback (min.)
- B** Rear Setback (min.)
- C** Side Setback (min.)
- D** Height max. (pitched roof / flat roof)

Typical 50' lots



Building Envelope Constraints

- A** + **B** = 30' min.
- A** Front Setback (min.)
- B** Rear Setback (min.)
- C** Side Setback (min.)
- D** Height max. (pitched roof / flat roof)



Building Envelope Constraints

- A** + **B** = 30' min.
- A** Front Setback (min.)
- B** Rear Setback (min.)
- C** Side Setback (min.)
- D** Height max. (pitched roof / flat roof)

Policies Reviewed

# **SB 9 - Housing Development: Approvals**

- Promotes residential housing density by allowing and expediting the process for an urban lot split on a R-1 zoned parcel
- With the lot split, 2 residential **units** per lot within a R-1 zone as long as the development satisfies legislative requirements
- Duplex residential developments are permitted without discretionary reviews/hearings

**“Unit”**: Any dwelling unit, including but not limited to a primary dwelling unit, an accessory dwelling unit or a junior dwelling unit.

### In order to utilize SB 9, parcels must be:

- within single-family zones
- within a city (per US Census designation)

### In order to utilize SB 9, parcels cannot:

- be established through prior exercise of an urban lot split
- be owned by any person who has previously subdivided an adjacent parcel using an urban lot split
- allow the demo of >25% of (e) exterior structural walls unless is met under one of these conditions:
  - Local ordinance allows it
  - Site has not been occupied by a tenant in the last 3 years



Parcels cannot be located on one of the following areas:

- A coastal zone
- Either prime farmland or farmland of statewide importance
- Wetlands
- Within a very high fire hazard severity zone
- A hazardous waste site
- Within a delineated earthquake fault zone
- Within a special flood hazard area
- Within a regulatory floodway
- Lands identified for conservation in an adopted natural community conservation plan
- Habitat for protected species
- Lands under conservation easement
- A historic district or considered historic property

Existing parcels cannot have the any of the following protective measures:

- Recorded covenant/law/ordinance that restricts rent to people of moderate, low to very low income
- Rent controlled housing
- A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
- Tenant has occupied the house < 3 years

## Design Constraints

- Objective design standards can't interfere with the construction of 2 units per lot, each being at least 800 sf (floor area)
- No setbacks are required for (e) structure or structure constructed in the same location and to the same dimensions as (e) structure
  - Cities may implement a setback of up to 4' from side and rear lot lines for new construction

## Design Considerations

- Provide unit square footage allowances at minimum 800sf/du
- Require minimum 4' side yards

## Design Constraints

- Local agency may require off-street parking of up to 1 space/unit
- Exceptions:
  - If **car share vehicle** located within 1 block of parcel
  - If parcel is located within ½-mile walking distance of either **high-quality transit corridor** or a **major transit stop**

## Design Considerations

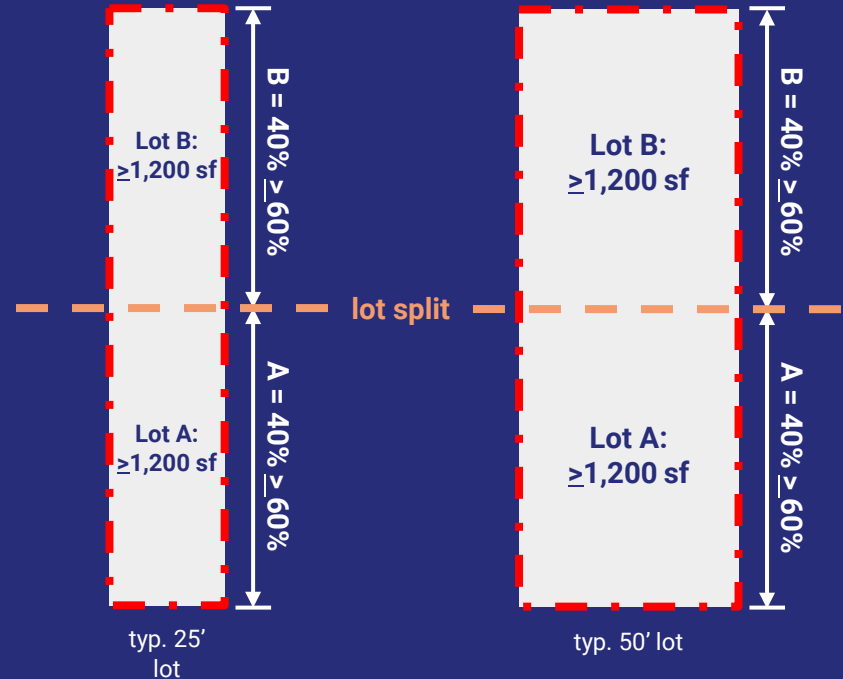
- Require 1 space/unit if outside of high-quality transit corridor and more than ½-mile from major transit stop

### Design Constraints

- Subdivided parcel needs to be of approx. equal area, with one parcel no smaller than 40% of the lot area of the original parcel designated for subdivision
- Newly created parcels must be 1,200 sf min. unless indicated otherwise allowed through local ordinance

### Design Considerations

- Consider increasing min. lot area



Policies Reviewed  
**SB 330 - Housing Crisis Act of 2019**

- Prohibits imposing or enforcing non-**objective design standards** established after January 1, 2020
- Shortens required permit review time frames for projects that meet all applicable objective zoning standards, including ADUs
- Prohibits approval of a housing development project that results in a net loss of housing units

**“Objective design standard”:** A design standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.

SB 330 prohibits legislative actions that lessens the intensity of housing and review periods established by state law. These could include, but are not limited to:

- Height
- Density
- FAR
- New or increased open space or lot size requirements
- New or increased setback requirements
- Minimum frontage requirements, or maximum lot coverage limitations

In order to utilize SB 330, parcels must be one of the following:

- Residential only and create 2 or more units on a project site
- Mixed-use with at least two-thirds of the square footage of project residential
- Transitional or supportive housing



## How does SB9 interplay with SB 330?

With the lot splits and potential for increased housing due to SB 9, SB 330 ensures that in instances where 2+ residential units are created, the intensity of housing is not lessened, objective design standards are utilized, and the duration of review periods meets State requirements.



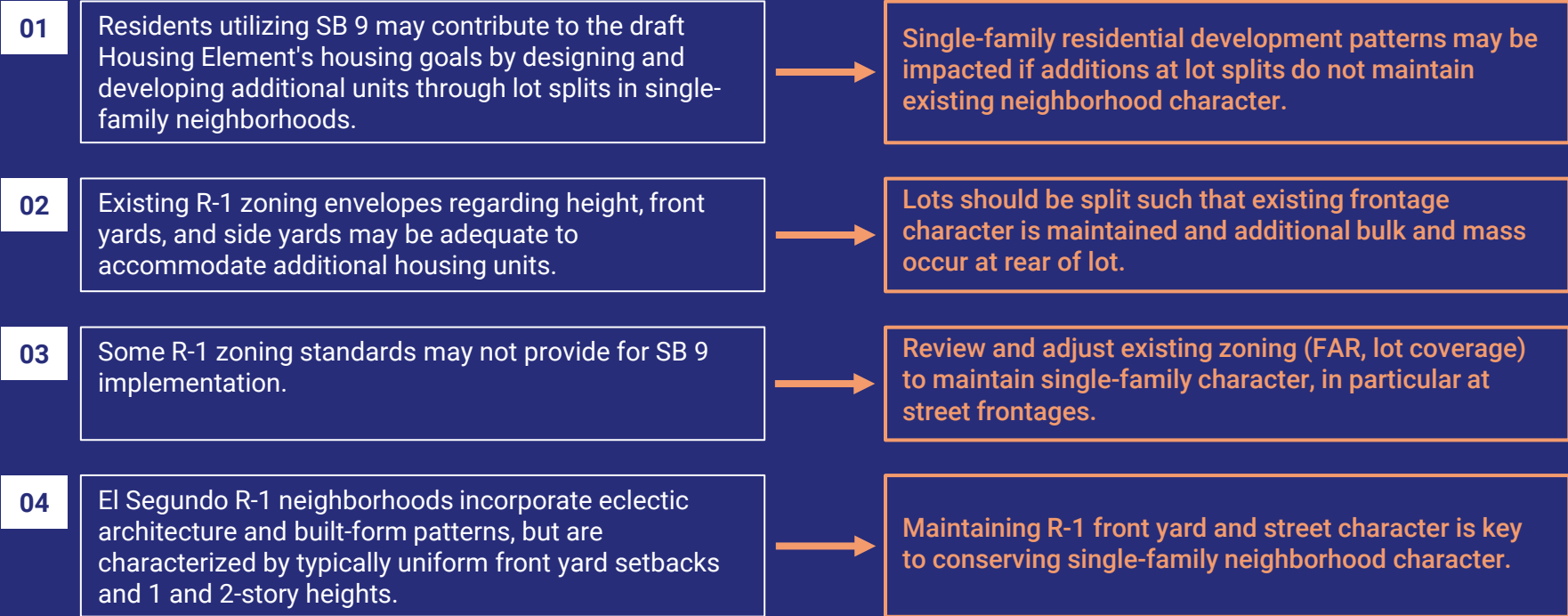
Arena Street

Consultant

# **FINDINGS & CONSIDERATIONS**

- General Findings & Considerations
- 25' Lot Split Considerations
- 50' Lot Split Considerations

# Findings & Considerations



## Findings & Considerations

**05** Prevailing R-1 built form incorporates visible front-facing major and minor massing elements, including split high and low and roof forms, and utilization of smaller components such as entry features placed in front of larger masses.

Provide major and minor massing standards to maintain existing single-family built-form character.

**06** No R-1 lots in El Segundo are within a half-mile radius of a high-quality transit station.

City decision makers may choose to require maximum 1 parking space per unit on split lots.

**07** The majority of lots in El Segundo are either 25' or 50' wide.

Any changes to R-1 zoning should acknowledge differences between narrow versus larger lots.

**08** Lot coverage requirements for parcels < 25' constrain maximum utilization of these parcels for required SB 9 allowances.

Consider allowing increased lot coverage and FAR at narrow lots assuming compliance with design standards that maintain single-family residential character.

## Findings & Considerations

**09** 10% of all R-1 parcels in El Segundo are alley-adjacent, creating opportunities to orient parking and second units to these minor right-of-ways.



Alley-facing residential units may be designed to activate these right-of-ways while enhancing safety and character.

**10** All lots < 25' are alley-adjacent.



Require SB 9 residential units at rear lots to be oriented towards alleys.

**11** Trees and hedges are typically used as buffers between narrow lots.



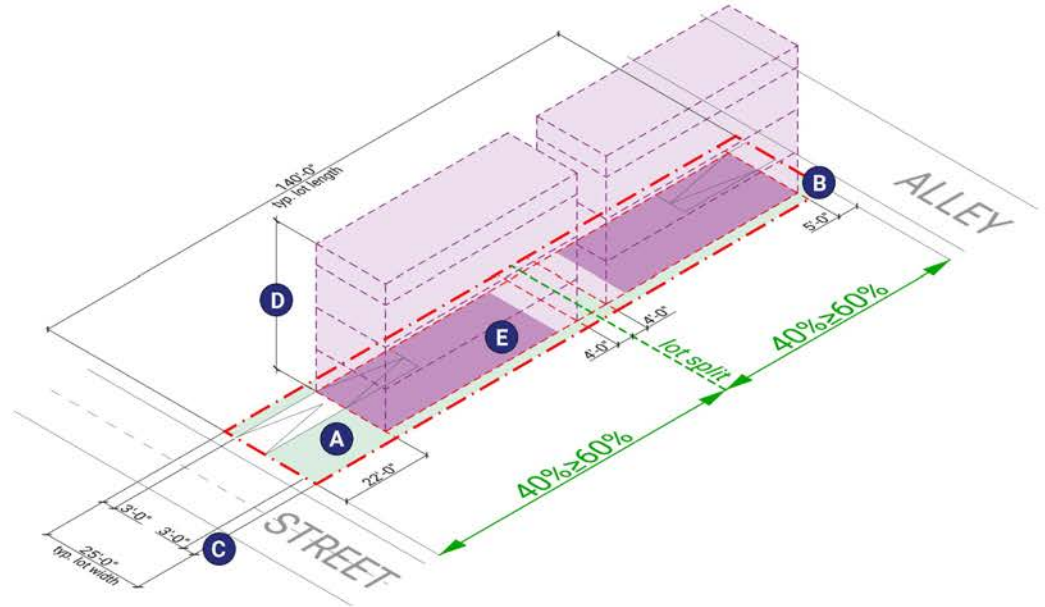
Ensure opportunities for landscape buffers at rear and side yards to maintain privacy between lots, and provide additional landscape and shade at alleys as practicable.

# 25' Lot Split Considerations ▶ 50' Lot Split Considerations

## 25' Lot Split Design Considerations (Street & Alley-Facing)

- Consider required parking
- Consider min. lot area
- Consider landscape and tree requirement at alley
- Consider landscape and tree requirement at front yard
- Consider max. unit size  $\geq 800\text{sf}$
- Consider FAR allowance

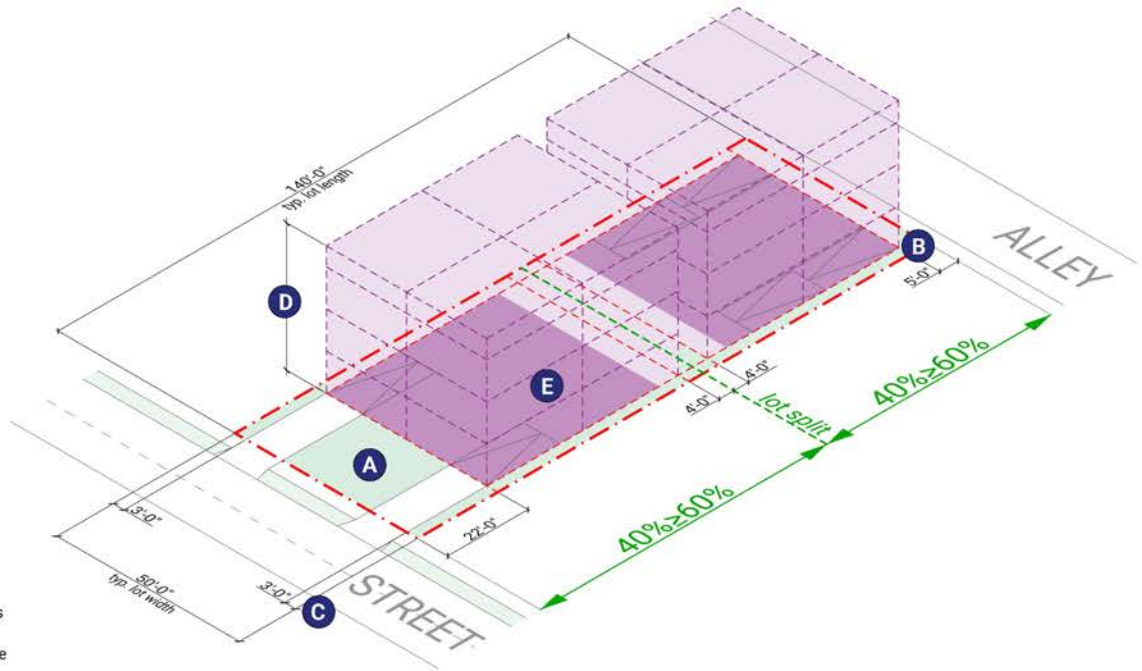
- A** Maintain min. front setback
- B** Consider min. rear setback
- C** Maintain min. side setback
- D** Consider 35' height max. and 3 stories
- E** Consider max. buildable area coverage



### 50' Lot Split Considerations (Street & Alley-Facing)

- Consider required parking
- Consider min. lot area
- Consider landscape and tree requirement at alley
- Consider landscape and tree requirement at front yard
- Consider max. unit size  $\geq 800\text{sf}$
- Consider lot coverage allowance

- A** Maintain min. front setback
- B** Consider min. rear setback
- C** Maintain min. side setback
- D** Consider 35' height max. and 3 stories
- E** Consider max. buildable area coverage

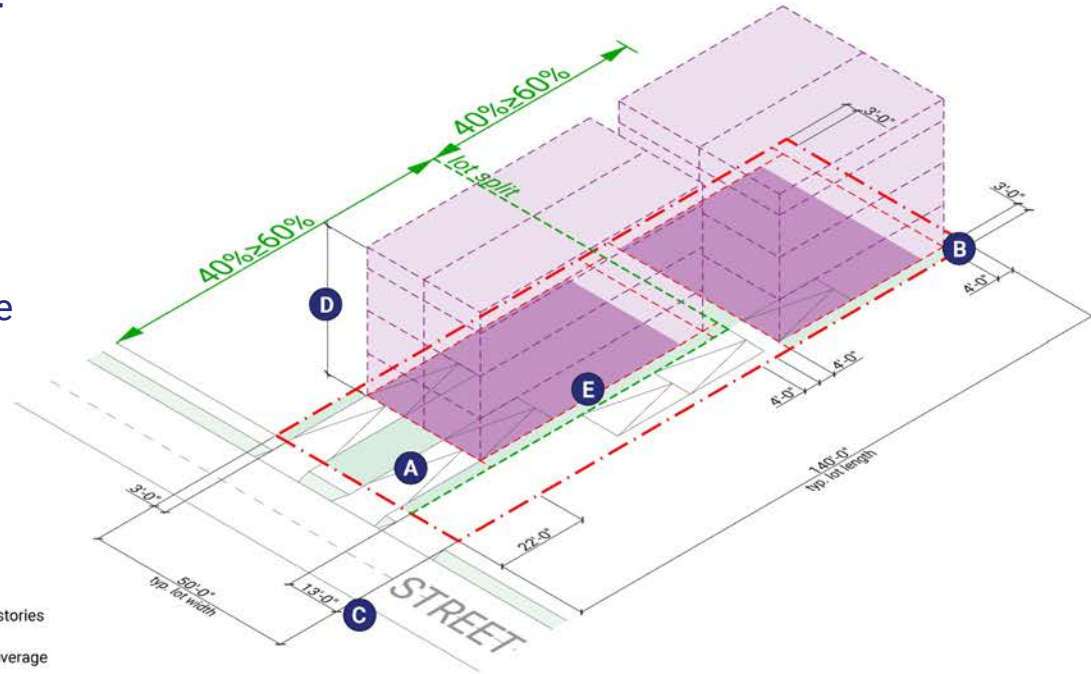


## 25' Lot Split Considerations ▶ 50' Lot Split Considerations

## 50' Lot Split Considerations (Street-Facing)

- Consider required parking
- Consider min. lot area
- Consider landscape and tree requirements
- Consider max. unit size  $\geq 800\text{sf}$
- Consider lot coverage allowance

- A** Maintain min. front setback
- B** Consider min. rear setback
- C** Maintain min. side setback
- D** Consider 35' height max. and 3 stories
- E** Consider max. buildable area coverage





The seal of the City of El Segundo is a circular emblem. It features a central illustration of an airplane flying over a cityscape with buildings and a bridge. The words "CITY OF" are arched above the illustration, and "EL SEGUNDO" is arched below it. Two stars are positioned on either side of the central scene.

CITY OF

# EL SEGUNDO

R-1 Multi-Unit Options Study and Recommendations

# THANK YOU